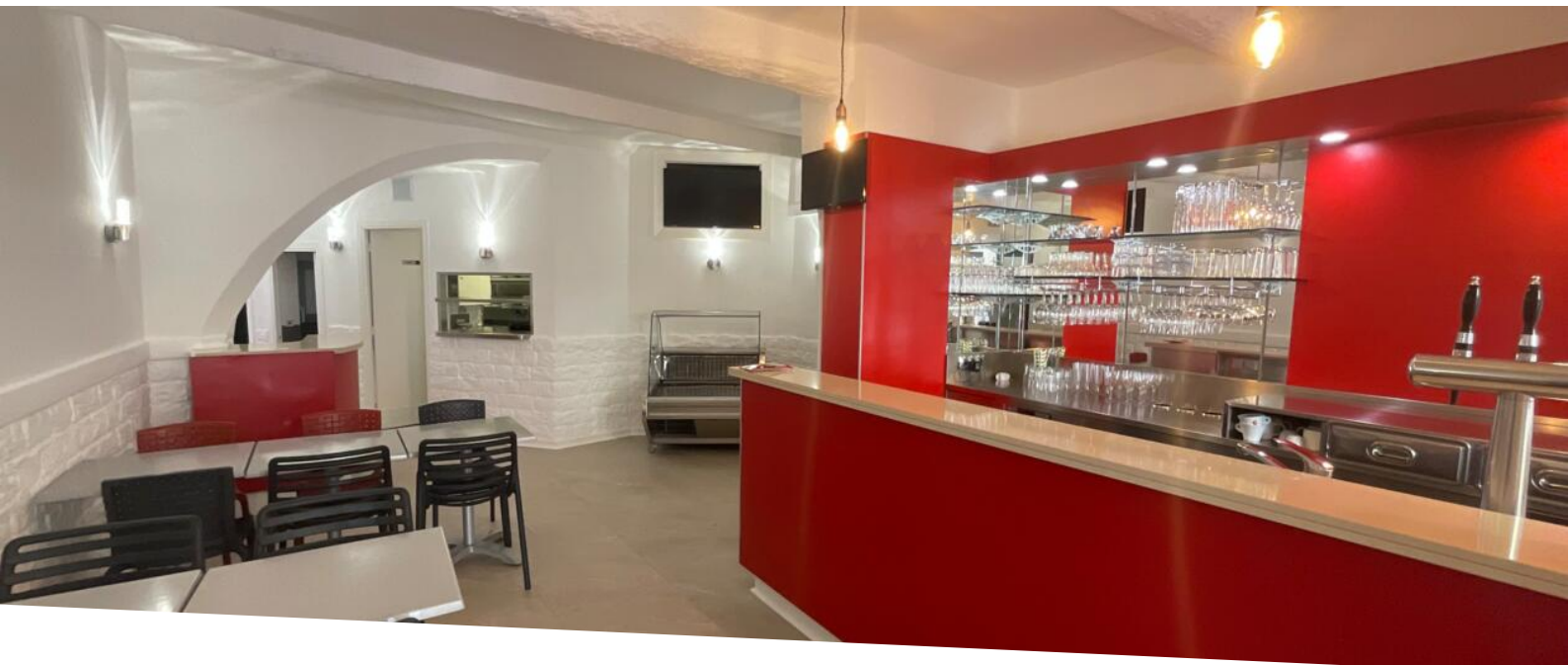




RESTAURANT FOR LEASE MANAGEMENT / MONACO-VILLE

Professional rental

Sole agent

7 000 € / month

<i>Product type</i> Premises	<i>Building</i> 22, RUE BASSE	<i>District</i> Monaco-Ville	<i>Living area</i> 98 m²
<i>Terrace area</i> 25 m²	<i>Total area</i> 123 m²	<i>Release date</i> Now	<i>Ref.</i> AAG-0001

We are pleased to offer for lease management one of the few restaurants located in Monaco's "Rocher", ready for immediate operation.

This fully equipped restaurant is ideally located between Rue Basse and Rue Comte Félix Gastaldi.

Description:

- An entrance with a bar and a small air-conditioned dining room (15 seats),
- A large air-conditioned dining room (50 seats)
- A fully equipped professional kitchen including a pizza oven, cooking range, deep fryer, refrigerators, refrigerated cabinets, dishwashing area and a fully operational extraction system.
- A covered terrace (10 seats) on Rue Basse
- A terrace (10 seats) on Rue Comte Félix Gastaldi

Lease Terms:

- Rent: €3,500 excl. VAT / month
 - Management Fee: €3,500 excl. VAT / month
 - Initially, a renewable one-year lease management agreement will be offered.
- The rent and the management fee for the first year shall be payable annually in advance.



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Ce document ne fait partie d'aucune offre ou contrat. Toutes mesures, surfaces et distances sont approximatives. Le descriptif et les plans ne sont donnés qu'à titre indicatif et leur exactitude n'est pas garantie. Les photographies ne montrent que certaines parties de la propriété. L'offre est valable sauf en cas de vente, retrait de vente, changement de prix ou d'autres conditions, sans préalable.



A large storage/changing room is also available in addition to this lease management agreement for €1,500/month.

It includes a shower area, WC facilities, as well as a spacious storage area.

Please do not hesitate to contact us should you require any further information!



